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AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, January 15, 2009, 2:00 p.m.

Burton W. Chace Park Community Building
13650 Mindanao Way ~ Marina del Rey, CA 90292

Design Control Board Members

| | |
|---------------------------------|-------------------|
| Susan Cloke – Chair | - First District |
| Peter Phinney, AIA – Vice Chair | - Fourth District |
| David Abelar – Member | - Second District |
| Simon Pastucha – Member | - Third District |
| Tony Wong, P.E. – Member | - Fifth District |

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

1. Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda

2. Approval of Minutes

December 18, 2008

3. Design Control Board Review

None

4. Consent Agenda

The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.

5. Old Business

A. Parcel 12 - Esprit I, 13900 Marquesas Way - DCB #08-017-B
Further consideration of new directional and apartment building signage

B. Parcel 145 - Marina International Hotel, 4200 Admiralty Way – DCB #08-018
Further consideration of hotel building renovations

6. New Business

A. Parcel 129 – LACO Fire Station #110, 4433 Admiralty Way – DCB #09-001
Consideration of a new storage shed

7. Staff Reports

A. Temporary Permits Issued by Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes

- Marina Design Guidelines Update
- Redevelopment Project Status Report

- C. Marina del Rey and Beach Special Events
- D. Proposed 2009 Design Control Board Meeting Schedule

8. Public Comment

Public comment within the purview of this Board (three minute time limit per speaker)

9. Adjournment

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The material can also be accessed on our website at marinadelrey.lacounty.gov.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: <http://beaches.co.la.ca.us> or <http://labeaches.info>



To enrich lives through effective and caring service

January 8, 2009



TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**SUBJECT: AGENDA ITEM 5A - PARCEL 12 - ESPRIT I, 13900 MARQUESAS WAY
- DCB #08-017-B**

Item 5A on your agenda is a returning submittal from Esprit Marina del Rey (Applicant) seeking approval of signage for the newly constructed apartment complex on Parcel 12 located at 13900 Marquesas Way.

The Applicant is seeking approval of 24 permanent signs of eight types for building, garage entry, parking, and public promenade identification purposes. Earlier, on October 23, 2008, your Board approved leasing office, pool, and directional signage. This current sign proposal represents the balance of the sign package for the Esprit I Marina del Rey development.

Proposed Signage

Primary Building Identification (Sign B)

The Applicant is seeking approval of one façade-mounted apartment building identification sign located at the end of Marquesas Way. The sign contains the Esprit signature sailboat logo over the word "ESPRIT", over the words "MARINA DEL REY" with an overall span of 8'-6" and a height of 4'. The logo and lettering are made of 3/8"-thick, solid, flat-cut acrylic. The multicolored signature sailboat logo above the lettering will be 27" tall and 14" wide in blue (PMS 7469), brown (PMS 4705) and gold (PMS 116). The word "ESPRIT" will be 15" high by 8'-6" long in blue (PMS 7469) Optima Roman font. The words "MARINA DEL REY" will be 4" high by 3'-6" long in a silver metallic matte finish, Futura BT Book font. The sign will be affixed with epoxy to the stucco fascia of a large, curved portico, which comprises the main private entrance to the development

Garage Entry Signs (Signs C1-C5)

Five garage entry signs affixed to the façade above each parking garage entrance are proposed. All sign letters and numbers will be made of 3/8"-thick, solid flat-cut acrylic in a silver metallic matte finish and mounted to the stucco with epoxy. All garage entry sign lettering will be 6" tall in Futura BT Medium font. The signs will be of varying lengths ranging from 6'-6" to 12' long. The wording of the signs is as follows:

- C1 - "RESIDENT PARKING 1"; 6'-6" long and 9' above grade
- C2 - "RESIDENT PARKING 1 - 2"; 7'-6" long and 8' above grade
- C3 - "RESIDENT PARKING 2"; 6'-6" long and 10' above grade

- C4 - "RESIDENT PARKING 3 - 4 - 5"; 8'-6" long and 12' above grade
- C5 - "GUEST/BOATER/RESIDENT 5 PARKING"; 12' long and 8' above grade

Guest and Boater Parking Sign (Sign C6)

The Applicant proposes one directional parking sign made of 3/8"-thick, solid flat-cut acrylic logo and lettering in a silver metallic matte finish, mounted with epoxy to the planter wall just east of the driveway entrance at the end of Marquesas Way. The overall sign will measure 1' high and 4'-2" wide and consist of the signature sailboat logo 8" tall to the left of the words "GUEST AND" over "BOATER PARKING" over a right arrow. All lettering and the arrow will be 3" high in Futura BT Medium font. The bottom of the sign will sit 2" above grade.

The previously approved parking direction signs (identified as C1 and C2 in the prior submission to be placed in the landscape) will be erected temporarily and replaced on approval and installation of Sign C6.

Building Identification (Signs D1-D4)

Four building identification signs are proposed to identify the pedestrian entrances to Buildings 1 and 2, which are visible along Marquesas Way. The sign lettering will be made of 3/8"-thick, solid, flat-cut acrylic in a silver metallic matte finish and will be mounted with epoxy to the stucco-finished building wall. All lettering will be vertically aligned 3'-10" high by 6" wide and 4' above grade level in Futura BT Medium font with varying text as follows:

- D1 - "ONE WEST"
- D2 - "ONE EAST"
- D3 - "TWO WEST"
- D4 - "TWO EAST"

Public Promenade Directional Signs (Signs E1-E6)

In consideration of your Board's previous comments, the Applicant proposes six directional signs along the public promenade mounted on planter walls along the promenade. The signs consist of the signature sailboat logo to the left of text which reads "PUBLIC PROMENADE" over arrows pointing to the promenade. The letters and logo will be made of 3/8"-thick, solid, flat-cut acrylic in a silver metallic matte finish. The logo stands 8" high with the letters and arrows each measuring 4" high. All signs measure 1' by 5' long and vary between 1" to 24" above grade. The sign locations are as follows:

- E1 - On the accessway from Marquesas Way on the west side of Building 1 (right-facing arrow)
- E2 - On the promenade near the marina facility building by Building 2 (one right-facing and one left-facing arrow)
- E3 - On the accessway from Marquesas Way on the east side of Building 2 (left-facing arrow)

- E4 - On the accessway on the north side of Marquesas Way (upward-facing arrow)
- E5 - On the promenade near the marina facility building north of Building 4 (one right-facing and one left-facing arrow)
- E6 - On the promenade near the marina facility building south of Building 4 (one right-facing and one left-facing arrow)

Previously presented accessway signs during the October 2008 meeting consisted of seven landscape signs, of which only three were approved. The approved signs (D1, D6 and D7 in the prior submission) will be erected temporarily and replaced on approval and installation of signs E1-E6, as proposed.

Marina Facilities Identification Signs (F1-F3)

The Applicant proposes three glass door-mounted signs made of etched vinyl white lettering in Futura BT Medium font affixed to the doors leading to the docks with text in various sizes as follows:

- F1 - Sailboat logo 9" tall above the word "MARINA" over the words "FACILITY ONE" in 2" lettering. The sign measures 22" in width.
- F2 - Sailboat logo 9" tall above the word "ESPRIT" in 3" lettering over the words "DOCKMASTER" and "OFFICE" in 2" lettering. The sign measures 30" wide. The adjacent glass panel to the right of the glass door will include window mounted signage with the hours of operation, reading "MONDAY TO SUNDAY" over "9AM TO 5PM" over "310•591•2475" in 1" lettering. The sign measures 30" in width.
- F3 - Sailboat logo 9" tall over the word "MARINA" over the words "FACILITY THREE" in 2" lettering. The sign measures 24" in width.

Marina Facility Buildings Identification Signs (Signs G1-G3)

Applicant proposes three building identification signs for the marina facility buildings on the docks of the Esprit development. The signs were designed to ensure that boaters, especially transient boaters, can easily identify the marina and the dockmaster's location. The signs will be made of 3/8"-thick, solid flat-cut acrylic in various colors and all will be mounted 8' above grade to the stucco with epoxy within the tan colored band encircling each of the three marina buildings. Each sign will be comprised of the signature boat logo and the Esprit name plus two lines of text. The logo 18" high in a multi-colored design with blue (PMS 7469), brown (PMS 4705) and gold (PMS 116) will be to the left of the word "ESPRIT" in 8" high Optima Roman font colored blue (PMS 7469). The Esprit phone number "310•591•2475" will be on the last line of each sign with varying text making up the second line of all three signs. The numbers and letters will all be in 4-inch high Futura BT Medium font in a silver metallic matte finish. The second line of text for Signs G1, G2 and G3 will be as follows:

- G1 - "MARINA ONE" - The sign will be 16" high by 6'-8" wide
- G2 - "MARINA TWO/DOCKMASTER" - The sign will be 16" high and 7' wide
- G3 - "MARINA THREE" - The sign will be 16" high by 6'-8" wide

STAFF REVIEW

As proposed, the signage is consistent with the *Revised Permanent Sign Controls and Regulations* and does not require architectural modifications to the existing facility; however, the number and location of the signs are subject to your Board's approval and that of the Regional Planning Department.

The modification to the Marquesas Way sign to add leasehold names was included in the Applicant's submittal, however it has not been included in this report for your Board's consideration at this time. The Department intends to have a separate report to your Board at the next meeting covering the changes to each mole road sign to add leasehold names and basin identification. The Applicant's request to modify the Marquesas Way sign will be presented at that time.

The Department recommends APPROVAL of DCB #08-017-B, with the condition that Applicant obtain further review and approval from the Department of Regional Planning.

SHK:CM:ks



To enrich lives through effective and caring service

January 8, 2009



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
Kerry Silverstrom for
FROM: Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 5B - PARCEL 145 - MARINA INTERNATIONAL HOTEL
4200 ADMIRALTY WAY - DCB #08-018**

Item 5B on your agenda is a returning submittal from Marina International Hotel (Applicant) seeking approval of hotel renovations. The hotel is located at 4200 Admiralty Way.

This submittal represents a revised version of the concept plan last presented to your Board on November 20, 2008, during which the following concerns were raised:

- Façade materials and colors
- Overall design and character of the hotel
- Common area detail
- Drought-tolerant landscape

Proposed Improvements

The Applicant proposes to upgrade the existing Marina International Hotel into a more modern and upscale hotel. The site will undergo a complete renovation of the exterior and interior, as well as a name change to The del Rey.

Currently, the hotel property consists of two three-story guestroom buildings and five guestroom and auxiliary bungalows over a single level of underground parking. The proposed exterior improvements in response to your Board's concerns will include:

Main Entry

The hotel's front approach and pitched roof will be modified with parapets added to the existing sloped roof. The front will be dominated by an entry portal element, consisting of a new "living wall" support system with plantings, which supports a cantilevered metal awning in a brushed aluminum color over a new glass entry door storefront. The existing balconies over the entry will be pushed back into the building facade. This will be accomplished by further recessing the exterior guestroom walls, thus creating the space for the modified balcony areas. Balcony railings will be changed to anodized brushed aluminum, and privacy walls between guestroom balconies will be textured glass panels. The exterior finishing will consist of stucco painted Universal Khaki (Paint #SW6150), Luxe Blue (Paint #SW6537) and Eminent Bronze (Paint #SW6412).

Restaurant

The metal roofing over the existing restaurant will be upgraded with new champagne metallic standing seam panels. All flat roofing will be repaired or replaced as necessary. A portion of the restaurant's front façade and pitched roof will be recessed to allow for a new façade with two levels of windows. The new windows will consist of spandrel glass with an obscure etched finishing. The existing restaurant patio will have large canvas umbrellas in (inverted style) with sky blue canvas covering (Sunbrella #4624). A new stucco and glass sound wall within the perimeter will also replace the existing fence, with a maximum height of six feet from grade (three-foot stucco wall and three-foot glass above), also painted Universal Khaki.

Additional Improvements

The exteriors of Buildings A through G will be finished with stucco painted in an overall Universal Khaki color, with Luxe Blue and Eminent Bronze accents. The existing wood shingles roof will be replaced with Certainteed Landmark Composition shingles in a Thunderstorm Gray color. The restaurant will be the only building with a new standing seam metal roofing design.

All fixed glass on windows and sliding doors will be removed and replaced with new vinyl units, made of dual-glazed high-solar-gain low-E material. All 2nd and 3rd floor balconies along the alley and Washington Boulevard will be removed and replaced with a window wall. Remaining balconies will be upgraded with new surfacing of waterproof deck coating (integral colored) and will receive new horizontal anodized brushed aluminum guardrails. Freestanding cabanas will be installed outside some of the ground floor courtyard guestrooms and bungalows with canvas curtains and overhangs.

Details of the new decorative hardscape of stone and concrete pavers proposed along the front entry and open courtyards will be presented in a separate submittal. Courtyards will also have seating and planting groupings to encourage guest and patron mingling and create a more pleasant and inviting environment.

The ground floor deck over the parking structure will be resurfaced with a waterproof deck coating (integral colored) similar to a Pli-Dek Con-Dek system, which includes a fiberglass mat and elastomeric acrylic resin with a polymer cementitious finish color coat.

The pool and surrounding deck will be upgraded with new surfacing and furniture, fixtures and equipment. The deck will receive a new waterproof deck coating with textured tile or stone surface (material has yet to be determined).

The existing clock tower along Admiralty Way will be removed, but the adjacent access stairway leading to the basement parking below will remain. While portions of the pitched roofs will be recessed and new parapets added along the front of the property, all existing building heights will remain unchanged.

Landscape, Lighting and Signage

The Applicant proposes a new landscape design with native and drought-tolerant species within the site perimeter and new planters within the courtyard. The entry planting, including a row of Cypress Tiny Towers, is intentionally more architectural in order to create a screening element for the porte-cochere and a counterpoint to the vertical entry portal. The planting color palette includes grey, blue and green colors with accents of yellow to complement the new neutral building color palette. Planters and lighting will be added to the courtyard spaces to enhance the village-like feel and create destination spots for guests and visitors. The overall intent of the landscape design is to create an elegant but subtle dialogue with the building.

The Applicant is open to recommendation from your Board pertaining to the new landscape concept; however, a final plan will be presented together with the lighting plan and signage package in a separate submittal following the entitlement process.

STAFF REVIEW

Staff believes the proposed building renovations have been designed to create an improved project that is aesthetically pleasing. The project is also in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The Applicant has provided information on the architectural style and design details of the project, which needs a conceptual approval from your Board to continue the entitlement process with the Department of Regional Planning.

The Department recommends APPROVAL of DCB #08-018, with the condition the Applicant return post-entitlement with the following:

- 1. Detailed landscape and hardscape plans, site lighting plans and signage package; and,**
- 2. Detailed plans depicting the freestanding cabanas along courtyard guestrooms and bungalows, including materials.**

SHK:CM:ks



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January 8, 2009

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
Kerry Silverstrom for
FROM: Santos H. Kreimann, Acting Director

SUBJECT: **AGENDA ITEM 6A - PARCEL 129 - LACO FIRE STATION #110, 4433 ADMIRALTY WAY - DCB #09-001**

Item 6A on your agenda is a submittal from the County of Los Angeles Fire Department (Applicant) seeking approval of a prefabricated storage shed behind the fire station building on Parcel 129 located at 4433 Admiralty Way.

Proposed Project

The Applicant is seeking approval to place a prefabricated storage shed in the rear parking area of the property behind the firehouse. The storage shed will be used to store equipment for the fireboat berthed in the adjacent Basin F. The shed is proposed to be erected on two existing employee parking spaces and will measure 16 feet wide by 20 feet long (320 square feet), with a height of approximately 12'-2". The Applicant advises sufficient employee parking will remain available.

The prefabricated shed will be made of premium plywood siding and Owens Corning PRO 30 shingles, painted Solid Gray and Silver Shimmer to match the existing colors of the fire station. Samples of the building materials will be provided at the meeting. The shed will have a steel foundation but will not be permanently attached to the ground; it will be placed four feet from the rear building façade. A double door entrance is proposed, with each door measuring 3' wide by 6' high facing south toward the main channel. The proposed location will not impact any public views as it will be placed behind the firehouse, which is 35' high on the water side and 25' high facing Admiralty Way. No exterior lighting is proposed for the storage shed.

STAFF REVIEW

As proposed, the storage shed is consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction* and does not require architectural modifications to the existing facility; however, the location and materials used are subject to your Board's and Regional Planning's approval. The project also requires removal of two parking spaces for which further review and approval by Regional Planning is necessary.

The Department recommends APPROVAL of DCB #09-001, with the condition the Applicant obtains further review and approval from the Department of Regional Planning.

SHK:CM:ks



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Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

January 8, 2009

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY DEPARTMENT

Item 7A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, no temporary permits have been issued by the Department.

SHK:CM:ce



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January 8, 2009

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its December 16, 2008 meeting, the Board of Supervisors approved and authorized an additional six-month extension of the Option expiration to May 31, 2009 for the redevelopment and replacement project at Parcel 27R (Jamaica Bay Inn) and a four-year extension of the outside completion date to December 31, 2012 for replacement of the docks at Parcel 125R (Marina City Club).

Also at the December 16, 2008 meeting, the Board of Supervisors 1) certified that the final additional environmental analysis prepared for the Shores Apartment Project (Parcels 100/101) is in compliance with the California Environmental Quality Act (CEQA) and recertified the Final Environmental Impact Report with the additional analysis; 2) indicated its intent to reapprove the project permits and variance; and 3) instructed County Counsel to prepare the necessary final findings and conditions for the Board's consideration on January 27, 2009.

Finally, the Board also on December 16, 2008 adopted a resolution authorizing the Los Angeles County Sheriff to accept a grant award of \$55,000 from the California Department of Boating and Waterways to assist with enforcing all boating regulations within the Marina's harbor and the waters of Santa Monica Bay.

REGIONAL PLANNING COMMISSION'S CALENDAR

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

Coastal Commission staff has not yet formally issued to the County its Marina del Rey Local Coastal Program Periodic Review findings and recommendations as approved by the Commission on October 16, 2008. The year within which the County has to respond will not commence until the findings and recommendations are formally issued.

With respect to the working groups formed as part of the Regional Planning Department's efforts to encourage public participation in preparing a County response to the Coastal Commission's recommendations and findings, Regional Planning continues to believe working group responses will be presented to the community sometime in March 2009.

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission meeting minutes for the December 10, 2008 meeting have not yet been presented to the Commission for approval.

MARINA DESIGN GUIDELINES UPDATE

The revised draft Design Guidelines will be presented at your Board's February 2009 meeting.

REDEVELOPMENT PROJECT STATUS REPORT

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's website (marinadelrey.lacounty.gov).

SHK:CM:ks
Attachment (1)

**Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of January 12, 2009**

| Map Key | Parcel No. -- Project Name/Lessee | Lessee Name/ Representative | Redevelopment Proposed | Massing and Parking | Status | Regulatory Matters |
|---------|---|-----------------------------------|--|--|--|--|
| 1 | 42/43 -- Marina del Rey Hotel/ Pacifica Hotels | Dale Marquis/ Mike Barnard | * Complete renovation and dock replacement | No changes | Proprietary -- Term sheet under negotiation Regulatory -- To be determined | |
| 2 | 44 - Pier 44 | Michael Pashaie/ David Taban | * Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space 143 slips + 5 end ties and 234 dry storage spaces | * Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed (259.73 required) * Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required) | Proprietary -- Term sheet under negotiation Regulatory -- Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review | |
| 3 | 52/GG - Boat Central/ Pacific Marina Development | Jeff Pence | * 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility | Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56 | Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application filed December 2008. | LCP amendment to allow proposed use and to transfer Public Facility use to another parcel |
| 4 | 55/56/W -- Fisherman's Village/ Gold Coast | Michael Pashaie/ David Taban | * 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade | Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52 | Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007 | Shared parking analysis |
| 5 | 64 -- Villa Venetia/ Lyon Capital | Frank Suryan/ Mark Kelly | * 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette | Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site | Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006 | |
| 6 | 1 -- Marina del Rey Landing/ Harbor Real Estate | Greg Schem | * New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks | Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site | Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved waterside improvements March 2008. | |
| 7 | 7 -- Tahiti Marina | Kamran Hakim | * Building refurbishment and relocating landside boating facilities * Docks will be reconstructed | Parking -- Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown. | Proprietary -- Term sheet under negotiation Regulatory -- DCB submittal anticipated for the April 2009 meeting | |
| 8 | 8 -- Bay Club / Decron Properties | David Nagel | * Building refurbishment, no new construction * Docks will be reconstructed | No changes | Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008. Site Plan Review application filed with DRP on 12/4/08 | |
| 9 | 10/FF -- Neptune Marina/ Legacy Partners | Sean McEachorn | * 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site | Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site | Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item. | LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space |
| 10 | 9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels | Jack Illes | * 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park | Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site | Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item. | Timeshare component Wetland |
| 11 | 100/101 -- The Shores/ Del Rey Shores | Jerry Epstein/ David Levine | * 544-unit apartment complex * 10 new public parking spaces | Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces | Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading; on 12/16/08 BOS approved EIR | |
| 12 | 95/LLS -- Marina West Shopping Center/ Gold Coast | Michael Pashaie/ David Taban | * 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS | Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site | Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006 | |
| 13 | 145 -- Marina International Hotel/ Pacifica Hotels | Dale Marquis/ Mike Barnard | * Complete renovation | No changes | Proprietary -- Term sheet under negotiation Regulatory -- DCB initial hearing November 2008, item continued and will be on January 2009 agenda | |
| 14 | OT -- Admiralty Courts/ Goldrich & Kest Industries | Jona Goldrich/ Sherman Gardner | * 114-unit senior retirement facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty | Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach | Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006 | LCP amendment to allow proposed use Parking permit for senior retirement facility Parking permit to allow some replacement public parking off site |
| 15 | 33/NR -- The Waterfront | Ed Czucker/Derek Jones | * 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site | Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site. | Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008, then December 2008 where it was continued | LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site |
| 16 | 27 -- Jamaica Bay Inn/ Pacifica Hotels | Dale Marquis/ Mike Barnard | * 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade | Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site | Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approval August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed | |
| 17 | IR -- Marriott Residence Inn/ Pacifica Hotels | Dale Marquis/ Mike Barnard | * 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade | Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project | Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation | LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site |
| 18 | 21 -- Holiday Harbor Courts/ Goldrich & Kest Industries | Jona Goldrich/ Sherman Gardner | <u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking | Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking | <u>Phase 1</u> Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued | CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21 |
| 19 | 19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered) | N/A | * 26,000 square-foot County administration building | Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site | Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007 | See Item #2 above |



To enrich lives through effective and caring service



January 8, 2009

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS

MARINA DEL REY

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
Concerts are from 1:00 p.m. - 4:00 p.m.

Saturday, January 10

Blue Breeze Band, playing Contemporary Jazz

Sunday, January 11

2 AZZ 1 Body & Soul Band, playing Smooth Jazz with Vocals

Saturday, January 17

Jimbo Ross's Bodacious Blues Band, playing Jazz & Blues

Sunday, January 18

Sullivan Hall Band, playing Soul Review

Saturday, January 24

J.T. Ross Band, playing Harmonica Blues & Jazz

Sunday, January 25

Eric Vincent & The Diamond Cutters, playing Neil Diamond Tribute

Saturday, January 31

Crown City Bombers, playing 50's Rock & Roll

For more information call: Pacific Ocean Management at (310) 822-6866.

BEACH EVENTS

There are no beach events this month.

SHK:CM



To enrich lives through effective and caring service

January 8, 2009



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7D – PROPOSED 2009 DESIGN CONTROL BOARD MEETING SCHEDULE

Until the March 2006 decision by the Design Control Board to hold Thursday evening meetings on even-numbered months, meetings were held on the 3rd Thursday of each month at 2:00 p.m. (unless otherwise noted). Since 2006, meetings have alternated between the 3rd Thursday at 2:00 p.m. during odd months and the 4th Thursday at 6:30 p.m. during even months.

For 2009, however, I would like to propose that all meetings be scheduled on the 4th Thursday of each month, continuing on the alternating schedule of 2:00 p.m. meetings in odd-numbered months and 6:30 p.m. meetings in even-numbered months, except for March, November and December. Because of scheduling conflicts and holidays, I am recommending that the March meeting be held at 6:30 p.m. instead of 2:00 p.m. on the 4th Thursday and the November and December meetings be held on the 3rd Thursday of each month at 2:00 p.m.

Attached is the list of meeting dates pursuant to the schedule discussed above and the corresponding submittal filing deadlines.

SHK:cm:ks

Attachment



"To enrich lives through effective and caring service"



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

January 8, 2009

2009 DCB SUBMITTAL FILING DEADLINES

The filing deadline for a submittal for any Design Control Board (DCB) meeting is noon, four Thursdays prior to the date of the meeting. Accordingly, the filing deadlines for submittals for the proposed 2009 DCB Meeting Schedule are as follows:

Meeting Date

February 26, 2009
March 26, 2009
April 23, 2009
May 28, 2009
June 25, 2009
July 23, 2009
August 27, 2009
September 24, 2009
October 22, 2009
November 19, 2009
December 17, 2009

Filing Deadline

January 29, 2009
February 26, 2009
March 26, 2009
April 30, 2009
May 28, 2009
June 25, 2009
July 30, 2009
August 27, 2009
September 24, 2009
October 22, 2009
November 19, 2009

SHK:cm



To enrich lives through effective and caring service



**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

December 18, 2008, 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Tony Wong, P.E., Fifth District
David Abelar, Second District

Absent Member: Simon Pastucha, Third District

Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Derek Jones, EMC Development
Afsaneh Riahi, Nadel Architects
Barry Fisher, Fleuhman & Fisher
Nancy Vernon Marino, MdR Resident
Steven Cho, Marina del Rey Outrigger Canoe Club
John Nahas, LA Mariner Company
Aaron Clark, Armbruster & Goldsmith, LLP
Dale Yonkin, Nadel Architects
Patricia Younis, The Bridge Group
Gordon Armstrong, Marina Outriggers Club
Jill Peterson, Pacific Ocean Management, LLC
Keith Gurnee, RRM Design

1. **Call to Order, Action on Absences and Pledge of Allegiance**

Ms. Cloke called the meeting to order at 2:05 p.m. Mr. Abelar led the Pledge of Allegiance

2. **Approval of Minutes**

Mr. Phinney (Cloke) moved to approve the November 20, 2008 minutes {**Unanimous consent**}

3. **Design Control Board Reviews**

None

4. **Consent Agenda**

No Items

5. **Old Business (Taken out of Agenda order)**

B. **Parcels 33/NR – The Waterfront Marina del Rey – DCB #04-016-B**

Further consideration of the mixed-use redevelopment project

Mr. Jones and Ms. Riahi presented the proposed project

Public Comments

Mr. Fisher spoke about the Marina Beach Master Plan, conducting an environmental analysis, and said that day meetings did not allow maximum public attendance

Ms. Vernon-Marino spoke about consistency with the LCP Amendment

Mr. Nahas asked if the project had been filed with Regional Planning and noted that commercial uses were driving boating and public parking away from Mdr

Mr. Cho spoke about the project impact to public parking

Mr. Armstrong spoke about public outreach and parking

Ms. Peterson spoke about project height and impact to the Villa Apartments

(Mr. Wong was excused from the meeting)

Board Comments

Ms. Cloke asked Mr. Tripp to list all variances or amendments required for the proposed project

Mr. Tripp said he anticipated a plan amendment to include mix use overlay zones over Parcels 33 and NR, rezoning NR from public parking to visitor-serving commercial and height category change from II to III on Parcel 33, to allow residential uses and building height up to 75 feet. where currently a 45 foot height restriction applies. He added that a development credit transfer from other development zones would be required to allow the proposed number of residential units. He noted that public parking will not be replaced onsite, which requires an

amendment, and added that a variance would be required for the lack of a 10-foot setback from the 28-foot pedestrian promenade

Mr. Abelar asked if staff had a parking analysis of the Marina from 2004 through 2005

Ms. Miyamoto said that data from 2005 and 2007 was available and that a study for 2008 had just been completed, which indicated that 69 parking spaces, as proposed, would accommodate current public parking needs

Mr. Kreimann said the survey included parking available within the entire Marina and added that Parcel NR had a large supply of public parking not being used. He noted that 69 spaces would satisfy demand at peak hours during the day and that additional parking was available at Parcel 21 and IR, both adjacent to Marina Beach. Mr. Kreimann stated that parking surveys will continue until the summer season to consider the year long public parking demand at Marina del Rey

Mr. Cloke asked if the Department surveyed the parking needs by reviewing the metered parking lot revenues or by sending staff to analyze parking in person. She added that some boaters parked in adjacent restaurant parking areas instead of the public parking lots available

Mr. Kreimann answered that staff conducted studies by sending staff to analyze the parking lots in person and by reviewing the paid parking meters. He added that the Chace Park Project will include a boat house which will lessen the need for paddlers to go to Marina Beach, thereby requiring less beach parking

Mr. Abelar noted Ms. Peterson's remarks about blocked harbor views imposed on Parcel 140, Villa Apartments across the street, and asked if it was an issue for consideration

Mr. Kreimann responded that issues related to views were considered during the request for proposal phase and noted that the Department supports the project. He also suggested that the current project was much more considerate of the regulations and Marina del Rey than the previously DCB-approved design

Ms. Cloke asked members of the recreational boating clubs to speak about membership, costs, hours of operation, and equipment location

Mr. Cho said the Outrigger Canoe Club consisted of 125 plus associate members and noted the cost was three hundred dollars a year, which allows members to paddle all year long, six days a week, with women paddling on Monday, Wednesday and Saturday, and men on Tuesday, Thursday, Saturday and Sunday, adding that around 50 canoes are located on site at the Marina Beach

Mr. Fisher said the LA Rowing Club had 120 members, with a three-hundred sixty dollar membership cost, a seven-day schedule with varying use hours during the day, and added that equipment was also located on site at Marina Beach

Mr. Jones discussed the parking location for each pertinent use, both at grade and underground

Mr. Phinney asked how the parking designations for each use would be enforced

Ms. Riahi replied that designated areas would be labeled for each use and noted that boating clubs could have parking cards to access public parking areas within the compound

Mr. Phinney asked for the pedestrian access along Palawan Way to be aligned with the Marina Beach promenade, according to the Marina Beach Master Plan. He suggested pushing Building A north toward the FantaSea Yacht Club, which would open the corner for parking and view corridor adjacent to Marina Beach. He added that more playful architectural detail consistent with MdR be pursued

Mr. Jones noted the site had a utility easement along the north end of the property and added the project currently proposed a view corridor along Admiralty and Palawan Way. He also noted that development would likely occur in phases to provide sufficient parking at all times

Ms. Cloke asked Mr. Jones how long the project had been in the process

Mr. Jones said the RFP was awarded to EMC Development in 2003 and received an approval in concept from the DCB in August 2004 with the same number of units

Ms. Cloke asked if there was flexibility in the negotiation of the project on behalf of the County to allow additional modification as noted by the Board, considering the project has been in the process since 2003

Mr. Kreimann stated the project had been in negotiation during the past three years and noted the affordable housing component significantly delayed the process. He added the project had yet to return to the Board of Supervisors to re-negotiate additional business points not considered in 2004

Mr. Phinney noted that feedback had been provided for the Applicant to consider about the Board's concerns

Mr. Phinney (Abelar) moved to continue DCB #04-016-B {Unanimous consent}

A. Marina Design Guidelines – Briefing by Keith Gurnee, RRM Design

Mr. Gurnee gave the project overview

Public Comments

Ms. Eunice stated that all marinas to be redeveloped should have pump-out stations

Mr. Clark spoke about access restrictions along the water adjacent to the boat yards.

Mr. Gurnee noted the Waterfront section of the Guidelines shows a waterfront path going along Fiji, which represented an extension of a future walkway along the bulkhead. He added the infeasibility provision of the guidelines where written precisely for that type of issue

Board Comments

Ms. Cloke said the Guidelines still had language inconsistencies and asked that pump-out stations be included. She also stated the Guidelines need a complete tree and street **identity** index before they could be approved. She asked that staff provide Mr. Gurnee the information necessary to complete the Guidelines

Ms. Cloke (Phinney) moved to continue the Guidelines to the next meeting to allow all updates to take effect. {Unanimous consent}

6. New Business

None

7. Staff Reports

A. Temporary permanents

Received and filed

Public Comments

Ms. Moreno stated she disagreed with the Department's approval of the Esprit temporary sign placed on the Marquesas Way mole road sign

B. Ongoing Activities Report

Received and filed

C. Marina del Rey and Beach Special Events

Received and filed

D. Proposed 2009 Design Control Board Meeting Schedule

Ms. Cloke asked Mr. Kreimann to discuss the financial hardship that would restrict the meetings to daytime only

Mr. Kreimann stated the Department had to find ways to reduce expenses to stay within the budget and it was suggested that DCB meetings be held during daytime hours to reduce the number of overtime cost and related expenses. He noted the importance of night meetings to allow members of the public to speak on redevelopment projects, but added that meetings could certainly be moved to a night meeting to allow large project hearings after they are filed with the Department.

Public Comments

Mr. Nash spoke about access and limitations to public meetings

Ms. Moreno spoke about access to meetings and how the DCB listens to the public

Board Comments

Mr. Phinney expressed his thoughts on night meetings, adding that the current alternating day and night meeting schedule worked well as a new concept. He advised staff that cost analysis were welcome to compare costs between day and night meetings, adding that unless the difference resulted in a significant amount, he would prefer to keep alternating monthly meetings to allow for more public participation.

Mr. Kreimann responded that the Department looked into a schedule in which night meetings were changed to day meetings if no large development projects were proposed, but noted the review period would be shortened by one week because day meetings were scheduled on the third Thursday of the month, rather than the fourth, as night meetings were

Ms. Cloke suggested the Department look into the actual cost difference and perhaps adding the cost to application fees. She added that a master calendar for the year should be available to schedule certain projects as needed during day or night meetings

Mr. Kreimann agreed and stated the Department will return next month with an updated report on the issue, as well as possibly holding meetings on the fourth Thursday of the month

(Mr. Abelar was excused from the meeting at 5:55 pm)

8. Public Comments

Ms. Moreno spoke about the Marquesas Mole Road Sign of the Esprit Apartments, the need to have better communication with Regional Planning, the LCP Periodic Review, and fireworks

9. Adjournment

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Teresa Young
Secretary for the Design Control Board